GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Municipal Administration & Urban Development Department – VMRDA – Change of Land Use from Partly Residential use & partly Agricultural use to Industrial use zone to an extent of Ac.74.09Cts. (or) 299831.60 Sq.m (or) 358595.60 Sq. Yds in Sy.Nos.140/3, 4; 141/1 to 7, 9 to 29, 30p, 31p, 32p; 142/1 to 7, 21; 151/1p, 2p, 3 to 21; 152/1 to 13, 14P, 15 to 18, 19p, 20, 21, 22p; 153/1, 2, 3, 18p, 19p, 20p, 21p; 163; 171; 172/p; of Chinnipalem Village & Sy.Nos.150/1p, 2p, 3 to 8, 10; 151/1 to 8; 152/1 to 22, 23p, 24 to 26, 27p; 156/1 to 10 of Kantakapalli Village, Kothavalasa Mandal, Vizianagaram District applied by M/s.UltraTech Cement Limited Rep. by Sri Ravi Dusad - Draft Variation - Confirmation - Orders - Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (M) DEPARTMENT

G.O.MS.No. 32 **Dated: 03-03-2025**

Read the following:

1) From the Metropolitan Commissioner, VMRDA., Visakhapatnam, Letter Eoffice No.11023/5/2024(e-2404051), dated.26.08.2024.
2) Memo.No.2560660/M2/2024, dt:20.01.2025 of MA&UD Dept.,
3) Gazette.No.809, dt:20.01.2025 published in Part-I of Extraordinary issue of Gazette.
4) From the Metropolitan Commissioner, VMRDA, Visakhapatnam, File.No.11023/5/2024/L7, (e-2404051), dt:18.02.2025

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O R D E R:

The Draft Variation to the land use envisaged in the Master Plan for Visakhapatnam Metropolitan Region sanctioned in G.O.Ms.No.136, MA&UD Department, dt.08.11.2021 issued in the Government Memo., 2nd read above was published in the Extraordinary issue of Andhra Pradesh Gazette No.809, Part-I, dated.20.01.2025. In the letter 4th read above, the Metropolitan Commissioner, Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam has reported that the Draft Variation Notification was published in two daily News Papers, calling for objections & suggestions and upon publication of notification, no objections and suggestions were received from the public within the stipulated period. Hence, the Draft Variation is confirmed.

2. The appended notification will be published in an Extra-ordinary issue of Andhra Pradesh Gazette, Dated:03.03.2025.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

S.SURESH KUMAR
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery and Stores Purchase,
Andhra Pradesh, Vijayawada.

(P.T.O)

The Metropolitan Commissioner,
Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam

Copy to:

The applicant – **through** the Metropolitan Commissioner, VMRDA, Visakhapatnam.
The District Collector, Vizianagaram District.
SF/SC.

// FORWARDED BY ORDER //

SECTION OFFICER

APPENDIX
NOTIFICATION

The following variation to the land use envisaged in the Master Plan for Visakhapatnam Metropolitan Region sanctioned in G.O.Ms.No.136, MA&UD Department, dt.08.11.2021 is proposed in exercise of the powers conferred by sub-sections (1) & (2) of section 15 of Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016 read with Section 15, sub-section (3), (4) & (5) of the Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016 is hereby published.

VARIATION

The site falling in Sy.Nos.140/3, 4; 141/1 to 7, 9 to 29, 30p, 31p, 32p; 142/1 to 7, 21; 151/1p, 2p, 3 to 21; 152/1 to 13, 14P, 15 to 18, 19p, 20, 21, 22p; 153/1, 2, 3, 18p, 19p, 20p, 21p; 163; 171; 172/p; of Chinnipalem Village & Sy.Nos.150/1p, 2p, 3 to 8, 10; 151/1 to 8; 152/1 to 22, 23p, 24 to 26, 27p; 156/1 to 10 of Kantakapalli Village, Kothavalasa Mandal, Vizianagaram District, admeasuring an area of Ac.74.09 Cts (or) 299831.60 Sq.m (or) 358595.60 Sq.Yds. The boundaries which are given in the schedule below which are earmarked for Partly Agricultural use & Partly Residential use in Sanctioned Master Plan for VMR in G.O.Ms.No.136 MA&UD Dept., dt.08.11.2021 is now designated as Industrial use Zone which is available in the office of the Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam, subject to following conditions:

1. The applicant shall obtain prior technical clearance from the competent authority before commencement of any development activity at the site under reference.
2. The applicant shall obtain LCC and submit to the Competent Authority.
3. The applicant shall obtain culvert permission from the Competent Revenue Authorities at the time of building approval.
4. The applicant shall obtain NOC from the Railway Department at the time of building plan approval.
5. The applicant shall obtain NOC from the Revenue & Irrigation Department at the time of building plan approval.

Contd..3

6. The applicant shall maintain the mandatory buffers for the water bodies i.e., Tank, Kaluva and Gedda.
7. The applicant shall maintain the Environmental conditions for compliance.
8. The title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Visakhapatnam Metropolitan Region Development Authority/GVMC., Visakhapatnam, before issue of building permission/development permission, and it must be ensured that the best financial interests of the Government are preserved.
9. The owners/applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling clearances etc.
10. The owners/applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
11. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976. The change of land use shall not be used as the proof of any title of the land.
12. The above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.
13. Any other conditions as may be imposed by Metropolitan Commissioner, Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam.

SCHEDULE OF BOUNDARIES

North : Existing 12.00m wide BT road & Existing Gedda.

East : Existing Gedda in Sy.No.150/P, 151/P, 152/P, 156/P, 157 of Kantakapalli Village & Other's vacant land in Sy.Nos.153/p, 146, 172/p, 142/p of Chinnipalem Village.

South : 9.00m wide Gravel road and Other's land in Sy.No.140/p, 141/p & 142/p of Chinnipalem Village.

West : Railway Track & Railway property boundary.

S.SURESH KUMAR
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER